

FOR SALE

LISTED BY



Rare Freestanding Warehouse

1753 ADDISON WAY, HAYWARD, CA

\pm 11,075 SF on \pm 0.58 Acres

Investment / Owner-User Opportunity



UNIQUE INDUSTRIAL BUILDING ON A SECURED 0.58-ACRE PARCEL WITH YARD

EXECUTIVE SUMMARY

Ideal for owner-users or investors seeking a durable industrial asset in a supply-constrained market.

1753 Addison Way presents a compelling opportunity to acquire a well-located, freestanding warehouse in the heart of the I-880 East Bay industrial corridor.

The property offers:

- Functional loading
- Secured yard space
- Strong regional connectivity



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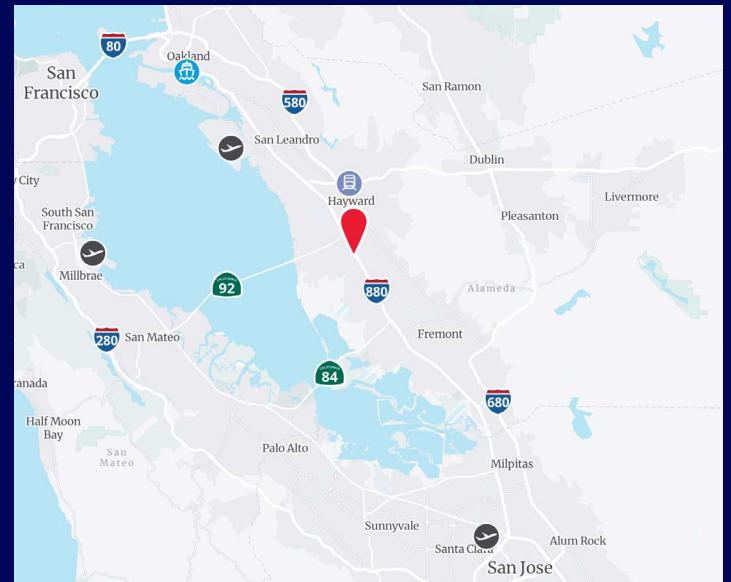
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MARKET POSITIONING

Hayward continues to benefit from strong industrial fundamentals driven by limited supply, proximity to major transportation infrastructure, and continued demand from local and regional users. Freestanding buildings with yard and loading remain highly sought after and increasingly scarce.



±11,075 SF on ±0.58 Acres
Investment / Owner-User Opportunity

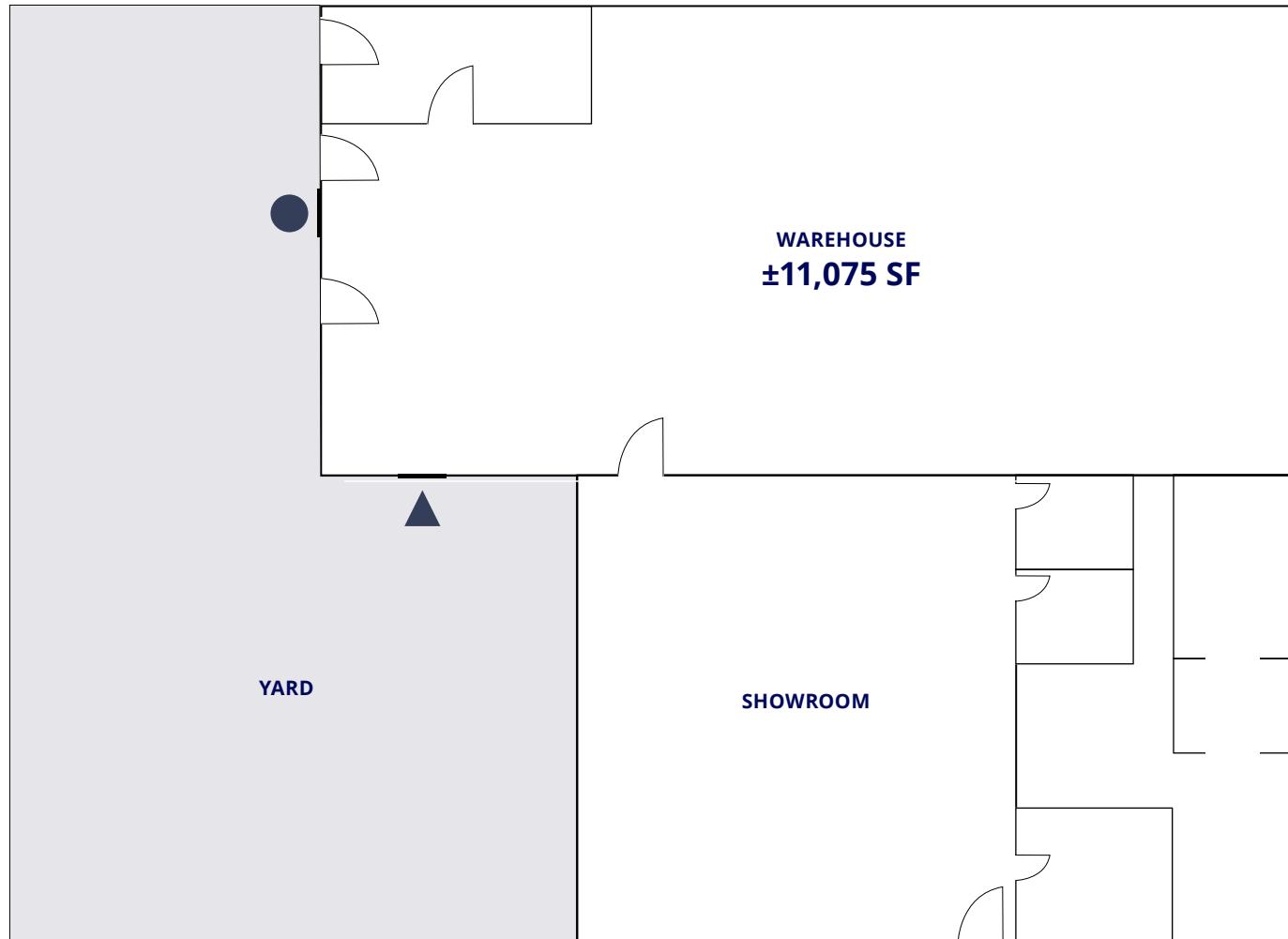
Floor plan

1753 ADDISON WAY, HAYWARD, CA

▲ = Dock door ● = Grade Level Door

Highlights

- ±11,075 SF Freestanding Warehouse
- 0.58-Acre Gated Parcel with Secured Yard
- 18' Clear Height
- Loading: (1) Grade-Level Door, (1) Dock-High Door
- Power: 400 Amps @ 480V (Buyer to Verify)
- Concrete Construction
- No Shared Walls / No HOA
- Flexible for Owner-User or Investor



Contact Brokers for Pricing

Location Overview

1753 ADDISON WAY, HAYWARD, CA



Strategically positioned just off Interstate 880, providing immediate access to the greater Bay Area logistics network.



Connectivity



Directly Off I-880



12.6 miles to OAK
21.7 miles to SJC
23.2 miles to SFO



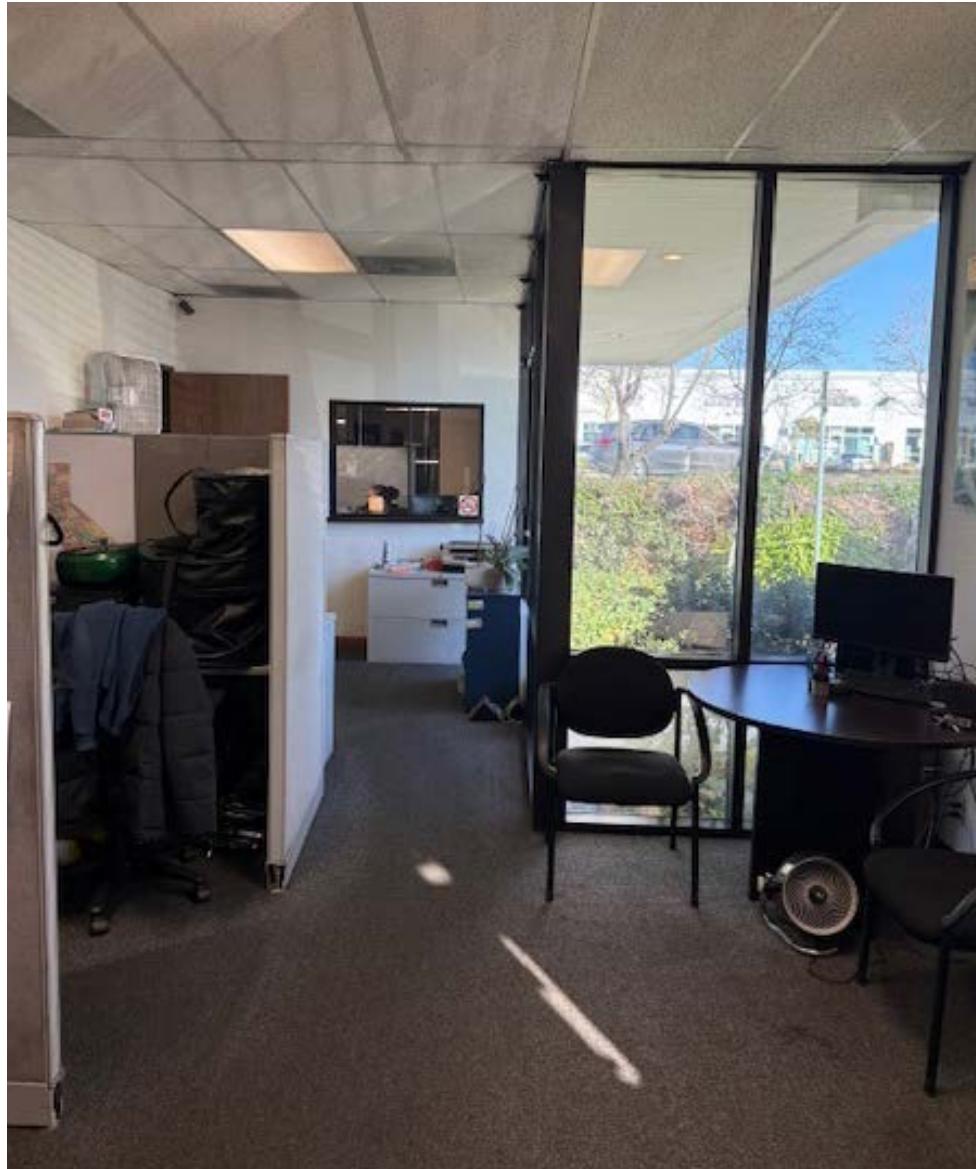
5.3 miles to Hayward
BART Station



18 miles to
the Port of Oakland

Property Photos

1753 ADDISON WAY, HAYWARD, CA



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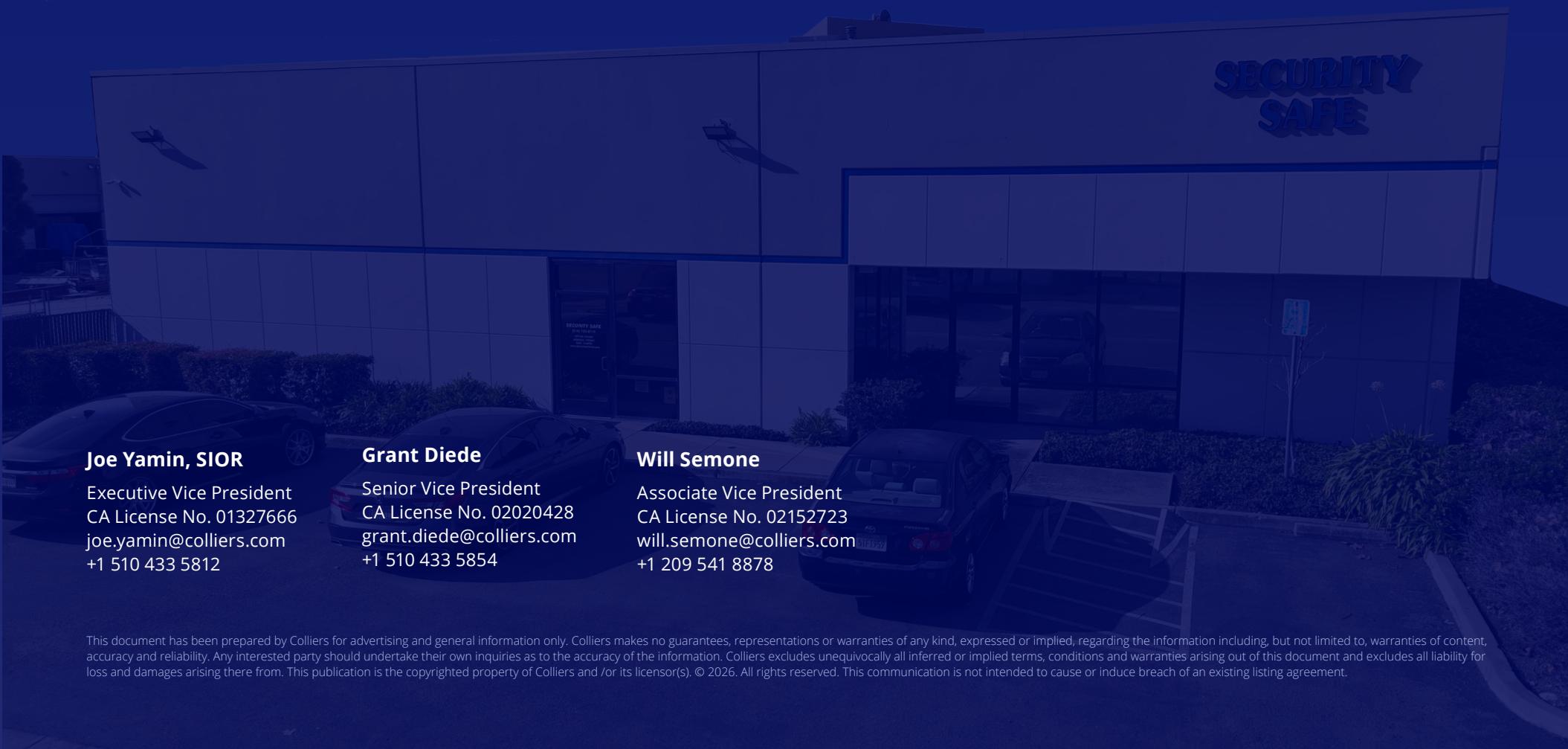
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